

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2010041003

Project Title: Establishment of a Housing Opportunity Overlay (HO-O) Zone to Implement City of Artesia General Plan 20'

Lead Agency: City of Artesia

Contact Name: Fiona Graham

Email: fgraham@cityofartesia.us Phone Number: 562 865-6262

Project Location: Artesia Los Angeles
City County

Project Description (Proposed actions, location, and/or consequences).

The proposed Housing Opportunity Overlay Zone (HO-O zone) will implement the City of Artesia Housing Element Action 3.1b, as set forth in the 2014 Housing Element of the City of Artesia General Plan. The HO-O zone would permit owner-occupied and rental residential uses and would assign minimum by-right net residential densities of 20 dwelling units (du) per acre on properties currently designated as "City Center Mixed Use," and zoned for multiple-family (63 parcels) and single-family (seven parcels) residential uses. Multiple-family structures built within the overlay area would be subject to administrative design review. The overlay ordinance is intended to encourage greater residential density in the City Center, but of itself does not approve or directly permit any individual project.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attached

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None known.

Provide a list of the responsible or trustee agencies for the project.

None.

Continued...Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

III AIR QUALITY

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?

Potentially Significant Impact

Mitigation Measure:

AQ-1 The following provision shall be added to the HO-O ordinance, Section 9.2.2974, Development Standards:

a) Architectural Coatings. All paints and other architectural coatings shall be classified as "super-compliant," "zero-VOC," exhibiting 5 grams/liter of volatile organic compounds. A note shall be placed on all site plans and relevant building specifications indicating this requirement prior to building permit approval.

V. CULTURAL RESOURCES

b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 15064.5?

Less Than Significant with Mitigation Incorporated

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant with Mitigation Incorporated

Mitigation Measure:

The following shall be incorporated into the HO-O development standards:

CULT-1 Prior to any excavation and grading activities of any future development project on a previously undeveloped property, a professional archaeologist shall be retained to conduct a Phase I survey (physical walk-over) in areas where ground can be observed.

If warranted, the archaeologist will develop a monitoring program in coordination with a Native American representative (if there is potential to encounter prehistoric or Native American resources), the project applicant, and the City. The monitoring program will also include a treatment plan for any additional resources encountered and a final report on findings.

CULT-2 In the event that archeological resources are unearthed during excavation and grading activities of any future development project, the contractor shall cease all earth-disturbing activities within a 100-meter radius of the area of discovery and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately mitigated, work in the area may resume.

VII. GEOLOGY AND SOILS

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant with Mitigation Incorporated

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
Less Than Significant with Mitigation Incorporated

Mitigation Measures

GEO-1 Prior to issuance of a Grading Permit or Building Permit for each development project in the HO-O zone, a registered geologist or soils engineer shall prepare a site-specific Geotechnical Study, which shall be submitted to the City Building and Safety Division for approval. The Geotechnical Study shall specify the measures necessary to mitigate impacts related to seismic and geotechnical hazards, if any.

GEO-2 Prior to issuance of any Grading Permit or Building Permit, applicants of future development projects shall comply with each of the recommendations detailed in the Geotechnical Study, and other such measure(s) as the City deems necessary to adequately mitigate potential seismic and geotechnical hazards.

VIII. GREENHOUSE GAS EMISSIONS

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
Less Than Significant with Mitigation Incorporated

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?
Less Than Significant with Mitigation Incorporated

GHG-1 No newly-constructed residence within the HO-O zone shall have a wood or gas-fired hearth or space-heating stove.

GHG-2 All paints used for interior and exterior application in new construction requiring a building permit shall be "zero-VOC" (VOC content of 5mg/liter or less). This requirement shall be added to construction drawings site plan notes and building construction detail notes.

IX. HAZARDS AND WASTE MATERIALS

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident considerations involving the release of hazardous materials into the environment?
Less Than Significant with Mitigation Incorporated.

Mitigation Measures

HAZ-1: Prior to issuance of a Grading Permit, a Phase I Environmental Site Assessment shall be prepared in accordance with ASTM Standards and Standards and Practices for AAI, in order to investigate the potential existence of site contamination. Any site-specific uses shall be analyzed according to the Phase I Environmental Site Assessment (i.e., auto service stations, agricultural lands, etc.). The Phase I Environmental Site Assessment shall identify Specific Recognized Environmental Conditions (RECs) (i.e., asbestos containing materials, lead-based paints, polychlorinated biphenyls, etc.), which may require remedial activities prior to construction.

HAZ-2: Prior to potential remedial excavation and grading activities, impacted areas shall be cleared of all maintenance equipment and materials (e.g., solvents, grease, waste-oil), construction materials, miscellaneous stockpiled debris (e.g., scrap metal, pallets, storage bins, construction parts), above ground storage tanks, surface trash, piping, excess vegetation and other deleterious materials. These materials shall be removed off-site and properly disposed of at an approved disposal facility. Once

removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. In the event concentrations of materials are detected above regulatory cleanup levels during demolition or construction activities, the project Applicant shall comply with the following measures in accordance with Federal, State, and local requirements:

- Excavation and disposal at a permitted, off-site facility;
- On-site remediation, if necessary; or
- Other measures as deemed appropriate by the County of Los Angeles Fire Department Health Hazardous Materials Division.

HAZ-3: Prior to structural demolition/renovation activities, should these activities occur, a Certified Environmental Professional shall confirm the presence or absence of ACM's and LBPs. Should ACMs or LBPs be present, demolition materials containing ACMs and/or LBPs shall be removed and disposed of at an appropriate permitted facility.

XIII. NOISE

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant with Mitigation Incorporated

b) Generation of excessive ground borne vibration or ground borne noise levels?

Less Than Significant with Mitigation Incorporated

Mitigation Measures

NOI-1: During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receptors.

NOI-2: All construction equipment shall use available noise-suppression devices and properly maintained mufflers. All internal-combustion engines used in the project area shall be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all equipment shall be maintained in good mechanical condition to minimize noise created by faulty or poorly maintained engines, drivetrains, and other components.

NOI-3: Construction noise-reduction methods (i.e., prohibiting extended equipment idling, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied sensitive-receptor areas, and use of electric compressors and similar power tools, rather than diesel equipment) shall be employed where feasible. Staging of construction equipment and unnecessary idling of equipment shall be avoided whenever feasible. "Feasible," as used here, means that the implementation of this measure would not have a substantially detrimental effect on construction operations or schedule.

NOI-4: All new development shall include noise-reduction design measures (i.e., attenuation barriers, double pane windows, sound attenuating building walls, incorporate architecturally attenuating features, landscaping, etc.) where conditions exceed the Noise and Land Use Compatibility Criteria "Normally Acceptable" noise exposure levels.

NOI-5: All new stationary sources shall include noise-reduction practices (i.e., mufflers, well-maintained mechanical equipment, etc.) where conditions exceed the regulations within the Artesia Municipal Code. In addition, areas adjacent to sensitive receptors that would support uses or activities that would exceed the City's Noise Ordinance standards (i.e., parking facilities, public trash receptacles, truck

delivery areas, etc.) shall implement applicable noise-attenuation features (i.e., attenuation wall, mufflers, etc.).

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks
Less Significant Impact with Mitigation Incorporated.

Mitigation Measure

PS-1 Prior to approval of the Final Parcel or Tract Maps related to future residential projects, the City shall require dedication of parkland and/or payment of in-lieu fees. (GPPEIR Mitigation Measure PR-1).

XVI. RECREATION

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
Less than Significant with Mitigation Incorporated.

Mitigation Measure

See PS-1

XVIII. TRIBAL CULTURAL RESOURCES

a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- ii. A resource determined by the lead agency, in its direction and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant with Mitigation Incorporated

Mitigation Measure

See CULT-1 and CULT-2

XX. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Less than Significant with Mitigation Incorporated

Mitigation Measure

See CULT-1 and CULT-2